



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

HOUSE PLOTS FOR SALE

www.gs-cs.co.uk
Tel. 01463 718719



PRIME DEVELOPMENT OPPORTUNITY

- PLOTS AVAILABLE FROM 740 m² - 1100m²
- PERFECT FOR SELF BUILDS
- PRICES FROM £80,000 to £110,000

EASTER BALLOAN, MARYBANK
MUIR OF ORD, IV6 7UW

LOCATION

The village of Marybank sits in an idyllic, semi-rural location within Ross-Shire in the Scottish Highlands. Local amenities are available at nearby Contin, 2 miles away, and Muir of Ord, some 4 miles distant. Dingwall is 6 miles away and the Highland capital Inverness is 17 miles away. Inverness provides a range of retail parks and supermarkets as well as many cultural and medical facilities. Inverness International Airport, with its growing selection of daily flights connecting the north of Scotland with Europe and beyond, is 25 miles away. The local countryside offers many opportunities for recreational activities including cycling, hill walking, canoeing and shooting. Stalking and fishing are readily available on local estates.

DESCRIPTION

This is a rare opportunity to design and build the home of your dreams with stunning, panoramic views across the breath-taking Conon Valley to Ben Wyvis and beyond. This small, boutique development of only six building sites offers a range of plot sizes from 740m2 to 1100m2, all of which will enjoy undisturbed views across the Conon Valley. As part of the development the seller will upgrade the existing entrance along with the internal access roads that will service each building plot.

PLANNING

Full Planning Consent has been granted for the six building plots. It is understood the permission is for 1 ½ story, 3 or 4 bedroom homes. These building plots offer the purchasers the unique opportunity to construct a property to their own design and specification, given the necessary planning consents. A full design, planning and build service is available to interested parties if required.

SELF BUILDS

Parties considering Self Build option should be aware of the Highland Self Build Loan Fund which is available via The Highlands Small Communities Housing Trust. For more information visit www.hscht.co.uk where you will find details on the Highland Self Build Loan Fund under the "Projects" heading.

SERVICES

Each building plot will be fully serviced with Electricity, Mains Water and Telecom at the seller's expense. Drainage will be in the form of a private pumping station, which will also be provided by the seller. Each plot will be supplied with a connection to the drainage system within the boundaries of each building plot.

PRICES

PLOT 1 - £110,000	PLOT 4 - £85,000
PLOT 2 - SOLD	PLOT 5 - £85,000
PLOT 3 - £95,000	PLOT 6 - £80,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon.

VAT

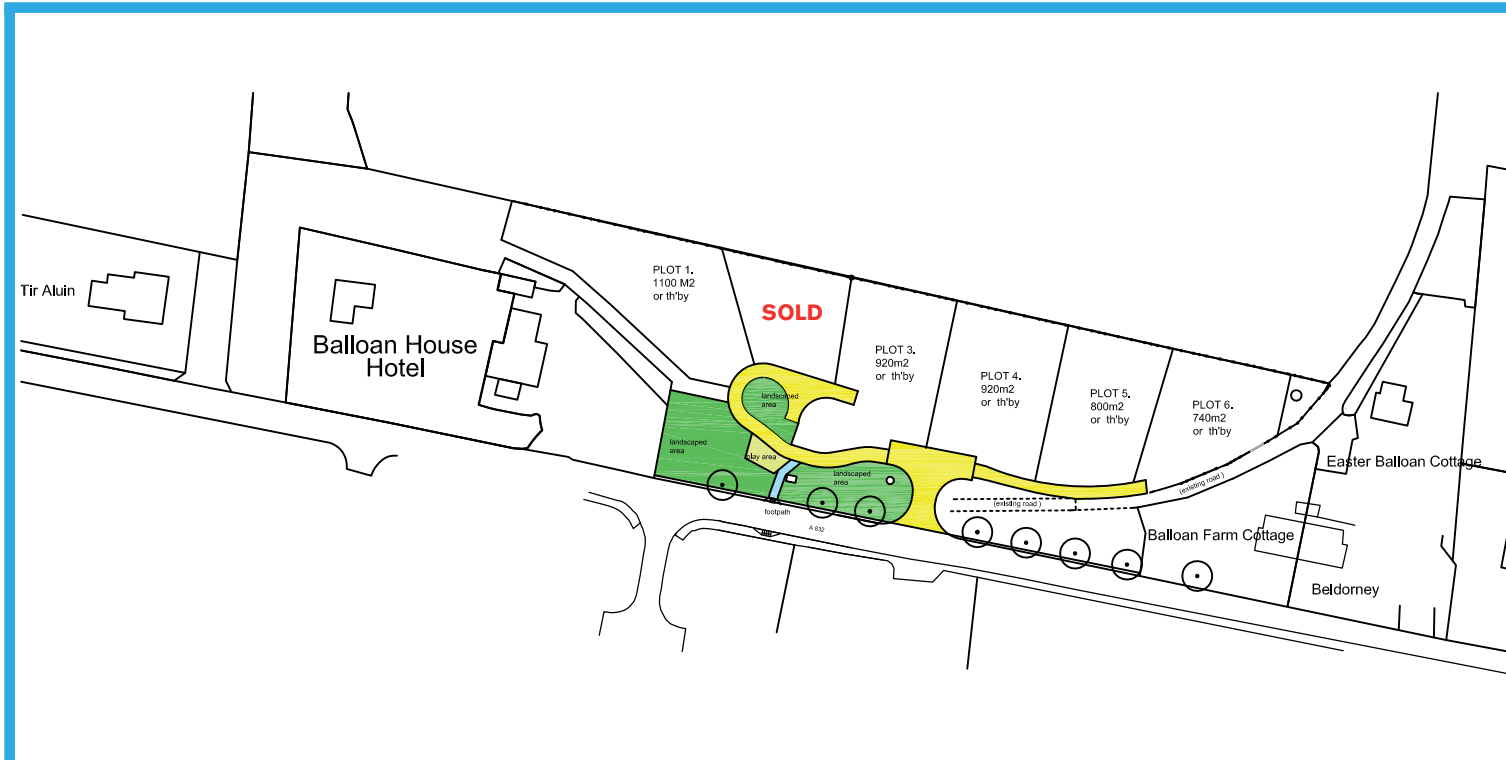
The property has not been elected for vat. Therefore vat is not applicable to the sale price.

FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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Disclaimer: The Agents or themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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